

# FARM LANDS FOR SALE.

## THE ILLINOIS CENTRAL RAILROAD COMPANY

Is now prepared to Sell

### OVER TWO MILLIONS OF ACRES

OF

### PRAIRIE FARM LANDS,

In Tracts of 40 Acres or upward,

### ON LONG CREDITS AND AT LOW RATES OF INTEREST!

They were granted by the Government, to encourage the building of this Railroad, which runs from the extreme North to the extreme South of the State of Illinois. The Road passes, from end to end, through the richest and most fertile Prairies of the State, dotted here and there with magnificent Oak Groves. The recent opening of nearly six hundred miles of the Company's Railroad throws open their lands for cultivation, they being scattered for several miles in width, on each side of the Road, throughout its entire length.

The soil is a dark, rich mold, from one to five feet in depth, is gently rolling, and peculiarly fitted for grazing cattle and sheep, or the cultivation of wheat, Indian corn, etc.

The economy in cultivating and the productiveness of Illinois lands are well known. Trees are not required to be cut down, stumps grubbed, or stone picked off, as is generally the case in the cultivation of new land in the older States. The first crop of Indian corn, planted on the newly-broken sod, usually repays the cost of plowing and sometimes that of fencing. Wheat sown on the newly-turned sod is sure to yield very large profits. One man with a plow and two yoke of oxen will break one and a half to two acres per day. Contracts can be made for breaking, ready for corn or wheat, at from \$2 to 2.50 per acre. By judicious management, farms may be broken and fenced the first, and under a high state of cultivation the second year.

Corn, grain, cattle, etc., will be forwarded at reasonable rates to Chicago, for the Eastern market, and to Cairo for the Southern. The larger yield on the cheap lands of Illinois over the high-priced lands in the Eastern and Middle States, is known to be much more than sufficient to pay the difference of transportation to the Eastern markets. The rapid increase and growth of flourishing towns and villages along the line afford a substantial and growing home demand for farm produce.

Bituminous coal is mined at several points along the Road, and is a cheap and desirable fuel.

#### PRICE AND TERMS OF PAYMENT.

The price will vary from \$5 to \$25, according to location, quality, etc. Contracts for deeds may be made during the year 1855, stipulating the purchase money to be paid in five annual installments. The first to become due in two years from the date of contract, and the others annually thereafter.

#### INTEREST WILL BE CHARGED AT ONLY TWO PER CENT. PER ANNUM.

As a security for the performance of the contract, the first two years' interest must be paid in advance, and it must be understood that from one-tenth to one-fourth of the land purchased shall yearly be brought under cultivation. Longer credits, at six per cent. per annum, may be negotiated by special application. Twenty per cent. from the credit price will be deducted for cash. The Company's construction bonds will be received as cash.

Contracts have been made with responsible parties to keep on hand

#### READY-FRAMED FARM DWELLINGS, WHICH CAN BE SET UP IN A FEW DAYS.

They will be 12 feet by 20 feet, divided into one living and three bed rooms, and will cost complete—set up on ground chosen anywhere along the Road, \$150 in cash, exclusive of transportation. Larger buildings may be contracted for at proportionate rates. The Company will forward all the materials for such buildings over their Road promptly, charging for the cheapest class at the rate of 11 cents for every mile transported.

Special arrangements with dealers have been made to supply those purchasing the Company's lands with fencing materials, agricultural tools, and an outfit of provisions in any quantity, at the lowest wholesale prices.

It is believed that the price, long credit, and low rate of interest, charged for these lands, will enable a man with a few hundred dollars in cash and ordinary industry, to make himself independent before all the purchase money becomes due. In the mean time, the rapid settlement of the country will probably have increased their value four or five fold. When required an experienced person will accompany applicants, to give information and aid in selecting lands.

Circulars, containing numerous instances of successful farming, signed by respectable and well-known farmers living in the neighborhood of the Railroad lands, throughout the State—also the cost of fencing, price of cattle, expense of harvesting, threshing, etc., by contract—or any other information—will be cheerfully given, on application, either personally or by letter, post paid, in English, French, or German. Addressed to **CHARLES M. DUPUY, Jr., Land Agent of the Illinois Central R. R. Co., Chicago, Ill.**

**J. N. A. GRISWOLD, President.**

#### WHAT CAN BE DONE.

DEAR SIR—At your request, I would state that, from an acquaintance with Illinois lands and the Illinois farmers, of eighteen years, fifteen of which I have been assigned as editor of the "Prairie Farmer," I am prepared to give the following as the rates of produce which may be had per acre, with ordinary culture:

Winter Wheat, . . . . .	15 to 25 bushels.
Spring Wheat, . . . . .	10 to 20 "
Indian Corn, . . . . .	40 to 70 "
Oats, . . . . .	40 to 60 "
Potatoes, . . . . .	100 to 200 "
Grass, (Timothy and Clover), . . . . .	15 to 20 tons.

"Ordinary culture" on prairie lands is not what is meant by the term in the Eastern or Middle States. It means, here, no culture, and commonly but one, or at most, two or three plowings, on perfectly smooth land, with long furrows, and no stones or obstructions; when two acres per day is no hard job for the one team. It is often but very poor culture, with shallow plowing, and without attention to weeds.

I have known crops not infrequently far greater than these, with but little variation in their treatment—say 40 to 60 bushels of winter wheat, 60 to 80 of oats, 120 of potatoes, and 100 of Indian corn. "Good culture," which means rotation, deep plowing, farm well stocked, and some manure, applied at intervals of from three to five years, would, in good seasons, very often approach these latter figures. Yours truly,

J. AMBROSE WRIGHT.

The Illinois State Register gives an account of a crop of corn grown by J. N. Brown, Esq., of Sangamon county. He had been in Illinois in 1848, and had been in Illinois in 1849, and planted in corn. The corn might have been put in hills a little thicker than usual, and

the after culture was tolerably thorough. Some three or four weeks ago, nine acres of the land was measured off—being the poorest part of the field—the corn gathered and husked, when it was found that the nine acres averaged thirty-five bushels an acre—which was satisfactory evidence (the poorest part of the field having been measured) that the whole forty acres would average full one hundred bushels to the acre.

"This incident is mentioned as an evidence that the soil of Central Illinois does not deteriorate," Mr. Brown is of opinion that, by a proper rotation of crops, or soil will improve, and be made to produce richer yields than it does even now. "In a conversation we had with Mr. Brown, he assured us that the land had never been manured, and that, if it had received as much attention as is usual in the older States, the crop would have been much larger."

(Extract of a letter from H. BRADLEY, of Rockford, Ill.)

"I plow the ground very deep, then mark it two feet each way; then proceed to plant with a hand planter two rows at a time. Within five or six days, (just before the corn comes out of the ground,) I level the ground over with a light drag with short wooden teeth, thus displacing the weeds on the surface, and leaving it as smooth as an onion bed. With a light drag after the corn gets up, go through it once in a row each way with a small iron plow, and the work of cultivation is done. Now, is not this comparatively a cheap way of raising corn? I shall have at least 60 bushels per acre this dry season, besides having double the usual amount of fodder. One man will plant as fast with the machine as four will with the hoe, and do the work much better than can be done with the hoe, as the machine is so nicely adjusted as to drop from three to five kernels, pricking them all within the space of an inch and a half square, thus giving a much better chance to the plant close to the hill, than if the hill occupied from four to six inches square, as it does planted with a hoe."

Post Masters, Please Post this Conspicuously in your Office.

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